



OFFERING MEMORANDUM

905 N. Walnut Street, Cameron, Missouri

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LINK PROPERTY
ADVISORS

905 N. WALNUT STREET, CAMERON, MISSOURI

EXECUTIVE SUMMARY

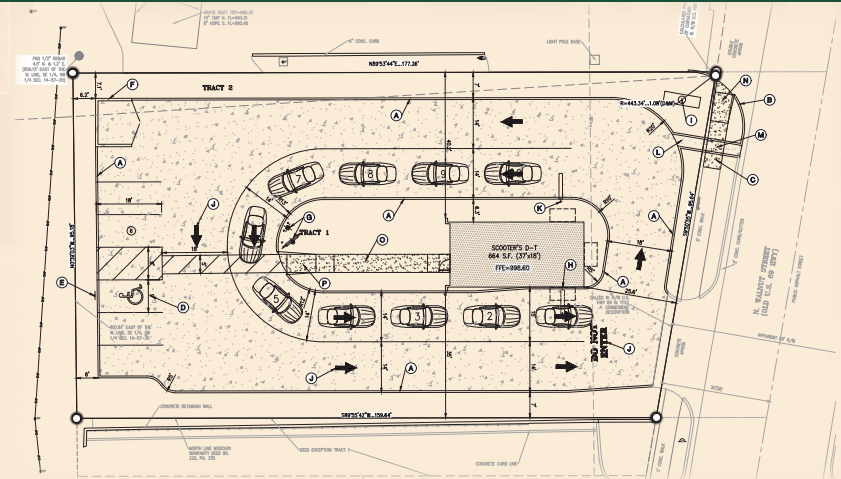
OFFERING SUMMARY

Link Property Advisors, as the Exclusive Investment Advisors, is pleased to present this offering memorandum for and the opportunity to acquire the 100% fee-simple interest in the currently occupied Scooters Coffee (the "Property"/"Investment"), a 664 square foot free-standing building, located in Cameron, Missouri.

The single-tenant building is leased to a single national tenant, Scooters Coffee.

| | |
|----------------------|--|
| Offering Price | \$1,120,000 |
| Cap Rate | 6.25% |
| Net Operating Income | \$70,000 |
| Gross Leasable Area | 664 SF |
| Occupancy | 100% |
| Tenancy | Scooters Coffee Franchisee with 8 stores + 3 in development |
| Ownership Offered | Fee -Simple |
| Market | Kansas City |
| Submarket/County | Cameron/DeKalb County |
| Address | 905 N. Walnut St, Cameron, Missouri |

| | |
|-------------------|--|
| SITE ADDRESS | 905 N. Walnut Street, Cameron, Missouri |
| PROPERTY SUBTYPE | Freestanding |
| TENANCY | Single |
| LOT SIZE | 0.37 acres |
| YEAR BUILT | 2022 |
| COMMENCEMENT DATE | 5/1/2026 |
| TERM | 15 years with options |



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PROPERTY OVERVIEW

This property offers a premier opportunity to own a specialized single-tenant retail space with high visibility, easy access, and no site development.

- **Prime High-Traffic Location:** Situated directly on N Walnut St (Old U.S. 36), the location serves as a major arterial road for local residents and commuters. It is strategically placed near the junction of I-35 and U.S. 36, ensuring consistent, high-visibility traffic
- **Turnkey Drive-Thru Asset:** The site is specifically designed for quick-service retail, featuring a fast-moving drive-thru setup that caters to commuters and shoppers. It is described as a "turnkey" opportunity for drive-thru retail, making it ready for operation
- **High-Density Commercial Corridor:** 905 N Walnut is surrounded by major traffic generators, including Sutherlands, Bank Northwest, Sonic Drive-In, and The Cameron Market. This concentration of businesses creates consistent high-volume exposure.
- **Strong Local Market Demand:** As of 2026, the retail sector in Cameron is stable, with the area serving as a key hub. The property is surrounded by local services and retail, catering to both residents and travelers.
- **Established Retail Hub:** The property is in the immediate vicinity of other dining and retail options, such as Sweet Al's Donut Shoppe, creating a specialized food and beverage corridor.



TOTAL POPULATION

| | |
|---------|-------|
| 1 MILE: | 4,936 |
| 3 MILE: | 8,311 |
| 5 MILE: | 9,473 |



AVG HH INCOME

| | |
|---------|----------|
| 1 MILE: | \$73,959 |
| 3 MILE: | \$84,077 |
| 5 MILE: | \$85,865 |



DAYTIME POPULATION

| | |
|---------|-------|
| 1 MILE: | 1,890 |
| 3 MILE: | 2,829 |
| 5 MILE: | 2,911 |



905 N. WALNUT STREET, CAMERON, MISSOURI

INVESTMENT HIGHLIGHTS



PRIME LOCATION

Situated in high retail growth area



HIGH TRAFFIC COUNTS

Busy commercial corridor with strong retail, dining, and business activity.

PRICE

CAP RATE

6.25%

NOI

\$70,000



EASY ACCESS

Immediate access to major highways including I-35, and US 36 Hwy



GROWING MARKET

Strong local market demand

NEW 15-YEAR ABSOLUTE NNN LEASE

Brand new 15-year Absolute NNN lease with options to renew.

OPTIMAL TENANT

Scoters proven success has grown to include over 850 locations across the United States.

PROXIMITY TO KC METRO

Located 30 minutes from North Kansas City, this site benefits from commuter traffic



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TENANT PROFILE



ABOUT SCOOTER'S COFFEE

Scooter's Coffee, a chain of drive-thru coffee houses, best known for its amazingly fast drive-thru, specialty coffee, and baked-from-scratch pastries was started in 1998 by Don and Linda Eckles after watching the development of the specialty coffee industry in California.

Coffee is one of the world's most popular commodities with an estimated 400 million cups of coffee being consumed daily in the U.S.

Wanting to bring specialty-coffee to the mid-west, Don and Linda Eckles opened the first Scooter's Coffee drive-thru in Bellevue, Nebraska. The brand began franchising Scooter's Coffee in 2001. Scooter's Coffee has been serving world-class coffee for more than 20 years and offers an expanded menu to feature an array of specialty espresso beverages, single-origin coffee, fruit smoothies, Red Bull Infusions, Cold Brew, baked-from-scratch pastries, and savory breakfast options.

We began opening small coffee shop franchises in 2001, and since then, we've grown to include over 850 locations across the United States.

Scooter's Coffee is in the midst of a strategic growth phase across the nation. The U.S. coffee market is an estimated \$48-billion-a-year, recession-resistant industry, and with a proven kiosk model, Scooter's Coffee is striving to become the #1 drive-thru coffee franchise in the nation. The U.S. coffee market is an estimated \$48-billion-a-year, recession-resistant industry, and with a proven kiosk model, Scooter's Coffee is striving to become the #1 drive-thru coffee franchise in the nation.



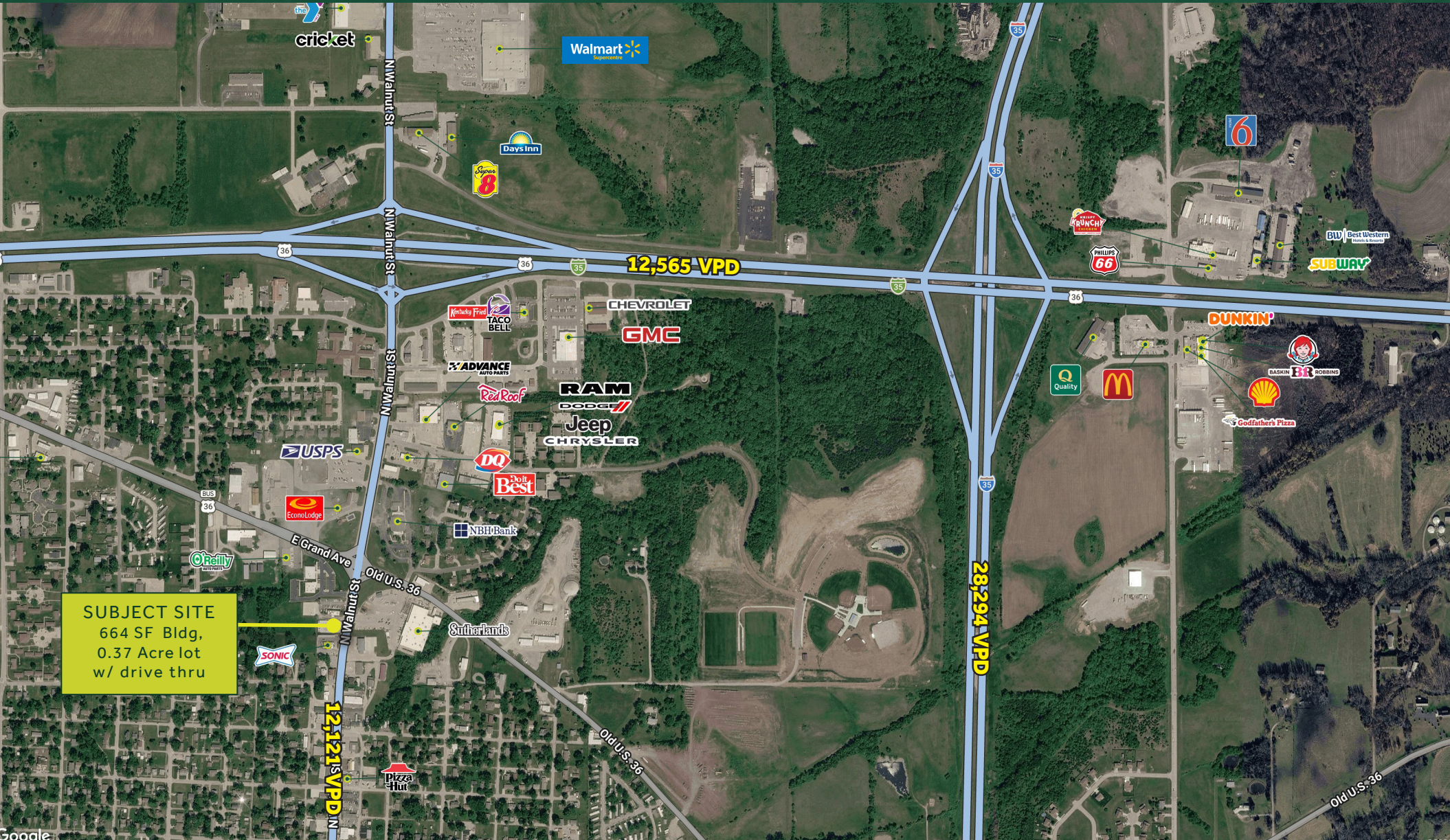
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MARKET AERIAL



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AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This Investment Offering Memorandum has been prepared by Link Property Advisors for use by a limited number of parties, and do not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor do they purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Link Property Advisors and designated sources, and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Link Property Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller and its officers, directors and employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information.

Further, Link Property Advisors, Seller and its officers, directors and employees disclaim any and all liability for representations and warranties expressed and implied, contained in, or omission from, the Investment Offering Memorandum, Argus model, or any other written or oral communication transmitted or made available to the recipient. The Investment Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Investment Offering Memorandum. Analysis and verification of the information contained in the Investment Offering Memorandum is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon request by interested and qualified prospective investors.

Seller and Link Property Advisors each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice.

Seller shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel and any conditions to Seller's obligations thereunder have been satisfied or waived.

This Investment Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Investment Offering Memorandum and Argus model, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Investment Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Link Property Advisors, and that you will not use the Investment Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Link Property Advisors.

If you do not have any interest in the Property at this time please return the Investment Offering Memorandum forthwith.



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